B.M. ~ Top Iron Pipe Elev = 1136.39 HIGHWAY 60.70-89 Delineaton 37.3 NOTES 1: From Town of Peoria: 37.10 1502.03. Travel trailer park, subject to Maricopa County Health Department regulations and the following: A. All direct vehicular access shall be from an abutting arterial street. B. Each travel trailer space shall have an area of not less than one thousand (1,000) square feet and a width of not less than twenty-five (25) feet. B.M. - Top R.R. Track Iron 5. 70° 23' 07" E~121' Elev.=1139.57 C. Minimum setback of trailer and towing vehicle from any boundary line shall be eight (8) feet, except that minimum setback from any public street shall be twenty-five (25) feet. D. Minimum setback of trailer and towing vehicle from any private access street shall be four (4) feet; minimun distance between adjacent travel trailers shall be fifteen (15) feet. E. Private access streets within the travel trailer park shall have a minimum pavement width of twenty-four (24) feet measured between curb faces. F. A temporary use permit shall be required -Wire Fence for the use of a Travel Trailer Park by the same Travel Trailers for a period in excess of 90 consecutive days. Section 1504. 00 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES: 1504.01. Minimum Lot Area and Maximum Lot Coverage: Determined by the aggregate of buildings, required yards, off-street parking and loading space, and any other specified lot area requirements applicable to the particular use. 1504.02. Minimum Building Setback from Any Street Line: Fifteen (15) feet. 1504.03. Minimum interior Sideyard Setback: None, except as otherwise specified in the Building Code; provided that no building shall be closer than ten (10) feet to an abutting lot zoned Residential. 1504.04. Minimum Rear Yard Setback: Twenty (20) feet, exclusive of public or private access needs. Area = 10.03 Acres ~ 436,722 5.F. 1504.05. Maximum Height: Twenty-five (25) feet or two (2) stories, whichever is greater. Address of Property: 8955 N.W. Grand Avenue, Peoria, Arizona 85345 3. Underground telephone cable location is approximate only. Contact Mountain Bell Telephone Co. before digging in vicinity of cable. CI5" Drain 4. Sanitary Sewer Information: There is a sanitary sewer manhole bearing from the southeast corner of the property S. 89°12'52" E., 307 feet; thence S. 0°47'08" W., 1009 feet. Rim elevation is 1130. 72 and the flow line elevation of an 8" V.C.P. stub out on the north side of the manhole is 1124.88. Also another manhole located on 91st Ave. bearing from the southwest corner of the property S. 0°47'08" W., 1,012 feet thence S. 89°44'49" W., #36 feet; thence north 30 feet. Its rim elevation is 1126.42 and the flow line of the 10" V.C.P. inlet from the east is 1116.38. The east face of the concrete footing for the existing block wall along a portion of the west line varies from 0, 1 foot east of line to 0, 1 foot west of line. No electric service was found adjoining the property other than the underground electric circuits to the pads in the Mobile Home Park adjoining the southern portion of the property on the west. 33.1 Cor. Falls on Footing of 3 Wall Set Iron Pipe For Witness Cor.
1.0' From true Cor. Field **LEGEND** altic Concrete Paving ment Found or Iron Bar Found

It is a set This Survey Fd. Iron Pipe Data
Lefed From R
Lefed in Field
Lefed From M
Role Pole Pole DESCRIPTION Polymone Pole - - Dwer & Telephone Pole A pirtel of land lying southwesterly of the southwesterly right-S— Sanitary Sewer Line
Water Line of way line of U. . High to The Am Section 23, The R. 1E., G. & S. R.B. & M., Maricopa County, Arizona, more particularly G Gas Line described by follows: ⊗ Center Line Drainage EXCEPT: * Beginning at the S. 1/4 Cor., Sec. 22, T. 3N., R. 1E., thence T- Underground Telephone Cable East (Assined Bearing), 28.00 feet along the South line of said Sec. 22 B.C. = Liness Cap H.H. = Vandhole C.P. = Lancrete Pipe to a point; thence N. 0°34'08" E., 1,745.37 feet to an iron pipe found in place; thence S. 89°44*49" W., 1,841.49 feet to an iron pipe found in place; thence N. 0°47'98" E., 2, 172, 36 feet to an iron pipe found in REPORT OF SURVEY place on the southwesterly right-of-way line of Grand Avenue --- Niter Meter (U.S. Highway 60-70-89) as described in Book 590 of Deeds, Page 508 --- = 5 wer Cleanout OF through Pige 512, M.C.R. (from which will the West III of the Blev to read N.W. 1/4 id 3 22 be westerly (1) and with said iron pipe = **Paderground** Irrigation Sprinkler Head being also the True Point of Beginning for the herein described parcel Ob = Steet Light Pole That Portion of Section 22, T.3N, of land; THENCE S. 70°23'07" E., 422, 52 feet along said southwesterly right-of-way line of Grand Avenue to a point; thence S. 0 47'08" W., R.IE., G.&S.R.B.&M. Lying Southerly of 1,023.60 left, parallel to the west line of the herein described parcel of CERTFICATION: This will certify that the survey shown hereon was U.S. Highway 60-70-89 Shown Hereon. land, to appint; thence No. 89°12'52" W., 400.00 feet along a line done un my supervision during the month of November, 1973. perpendicilar to the west line of the herein described parcel of land to the southwest corner of said parcel of land; thence N. 0°47'08" E. 1, 160,00 eet along the west line of the herein described parcel of land to the True Point of Beginning. FOR WAGONER PLAZA HIZONA SURVEYING SERVICE % Louis Silver 104 N. 27th AVENUE, PHOENIX, ARIZONA 11 dring No. E.P.L. - 73 - 11783 PH: 242-0539 Peoria, Arizona

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